

Planning and Zoning Commission

AGENDA

STAFF REPORT

TO: CASA GRANDE PLANNING AND ZONING COMMISSION

FROM: Laura Blakeman, City Planner *LB*

MEETING DATE: August 7, 2014

REQUEST

Request by Randy Pulliam, PMG Design Group, for the following land use approval:

DSA-14-00044: Major Site Plan/Final Development Plan for a proposed 6,972 square foot O'Reilly Auto Parts store located at 1426 E. Florence Boulevard.

APPLICANT/OWNER

PM Design Group
1425 N. First Street, Suite 100
Phoenix, AZ 85004
P: 602-457-5757
Email: rgilliam@pmdginc.com

O'Reilly Auto Enterprises, LLC
233 S. Patterson
Springfield, MO 65802

HISTORY

April 16, 1973: The site was annexed into the City limits of Casa Grande.

November 16, 1987: The site was given B-2 zoning with the adoption of the Zoning Ordinance.

February 3, 2005: CGPZ-033-005: The Planning and Zoning Commission approved the Major Site Plan for the Stockmen's Bank.

July 7, 2005: CGPZ-135-005: The Planning and Zoning Commission approved the Major Site Plan for the Lowe's.

August 15, 2005: CGPZ-137-005: The City Council adopted Ordinance # 1178.238 approving a Zone Change from B-2 to PAD for the "Lowe's Planned Area Development."

October 6, 2005: CGPZ-212-005: The Planning and Zoning Commission approved

the Preliminary Plat for the Lowe's PAD.

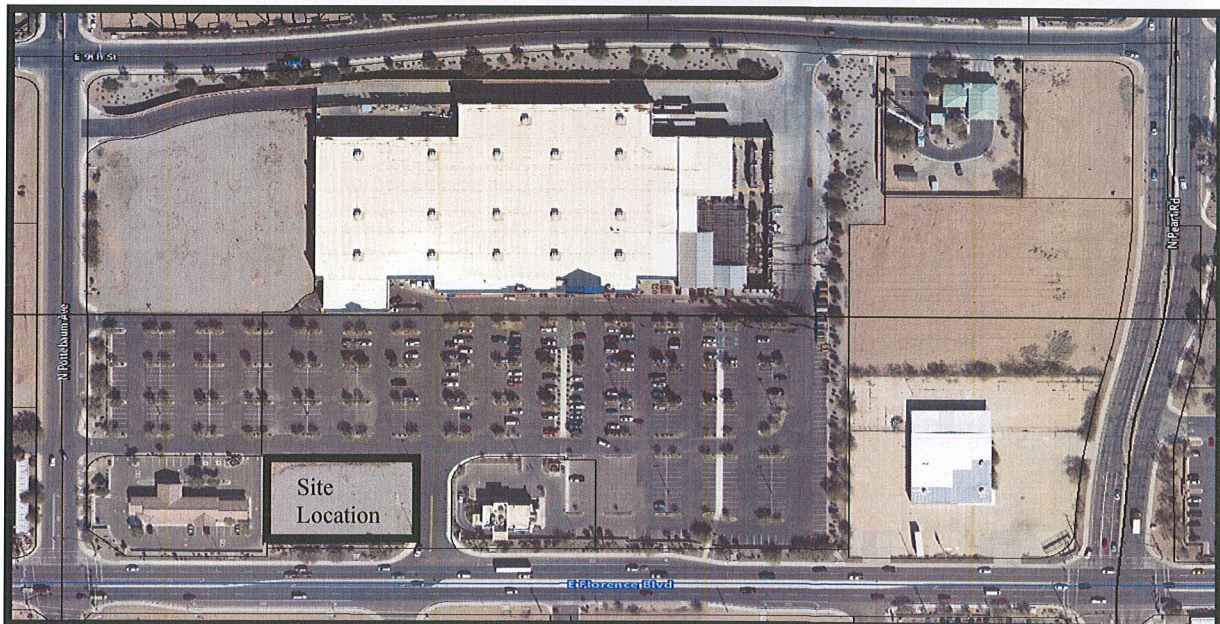
June 18, 2007: The City Council adopted Resolution # 2825.150 approving CGPZ 198-06 "Lowe's Final Plat."

Dec. 1, 2008: The City Council adopted Resolution # 2825.150.1 approving DSA-08-00111 "Lowe's Re-Subdivision Final Plat."

October 1, 2009: DSA-09-00051: The Planning and Zoning Commission approved the Major Site Plan for the Eegee's Restaurant.

| PROJECT DESCRIPTION | | |
|---------------------------------|-----------------------------------|--|
| Site Area | .72 acres | |
| Zoning | PAD (Planned Area Development) | |
| General Plan Designation | Community Center | |
| Surrounding Land Use and Zoning | | |
| Direction | General Plan Land Use Designation | Zoning/Current Uses |
| North | Community Center | PAD (Planned Area Development) Lowe's |
| South | Community Center | B-2 (General Business) Vacant land |
| West | Community Center | B-2 (General Business) Western Bank |
| East | Community Center | PAD (Planned Area Development) Eegee's Restaurant |

AERIAL MAP:



Overview

The Major Site Plan request is for an O'Reilly Auto Parts store. The site (.72 acres) will consist of a one story, 6,972 square foot building located on the vacant pad site at the Lowe's shopping center (see Exhibit A).

According to O'Reilly's business operations the store will be open seven days a week with one delivery a day. The deliveries are made with small trucks and pickup trucks; however some deliveries could be made with semi-trucks. When there are large deliveries, pallet jacks are used to move plastic bins (totes) into the receiving door. With small deliveries, the totes are wheeled in with a dolly or are carried in.

CONFORMANCE WITH MAJOR SITE PLAN REVIEW/FINAL DEVELOPMENT PLAN CRITERIA 17.68.070

Section 17.68.070 of the Zoning Code sets forth various review criteria that need to be evaluated in conjunction with the consideration of a Major Site Plan application. Staff's analysis of how the proposed Major Site Plan complies with each of these criteria is as follows:

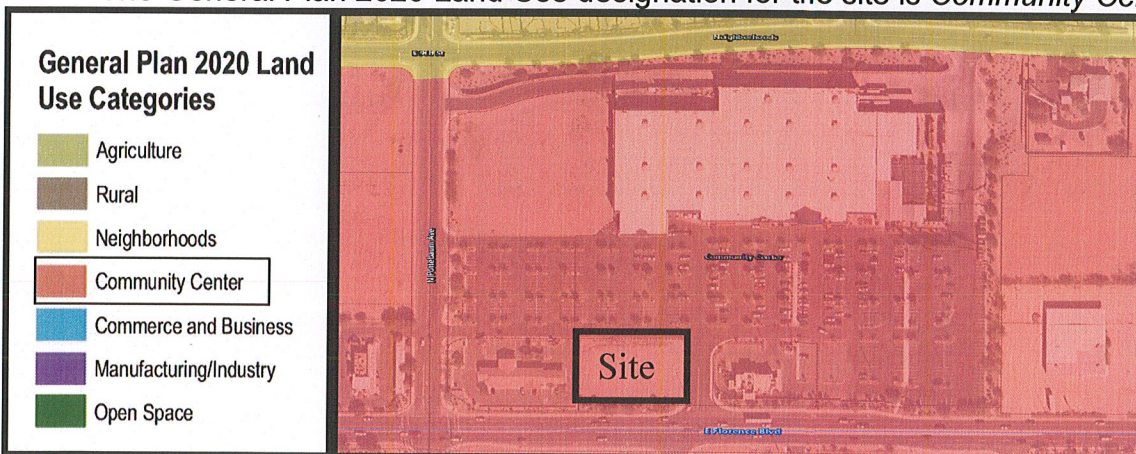
1) Relationship of the plan elements to conditions both on and off the property

The site is located within a pad site of the Lowe's Shopping Center. The .72 acre site provides sufficient area to accommodate the proposed request.

The site is located in a prime location for commercial development as it is located along a principal arterial, Florence Boulevard. The proposed auto parts store fits into the surrounding area, as a variety of commercial and retail development are located along the Florence Boulevard corridor.

2) Conformance to the City's General Plan

The General Plan 2020 Land Use designation for the site is *Community Center*.

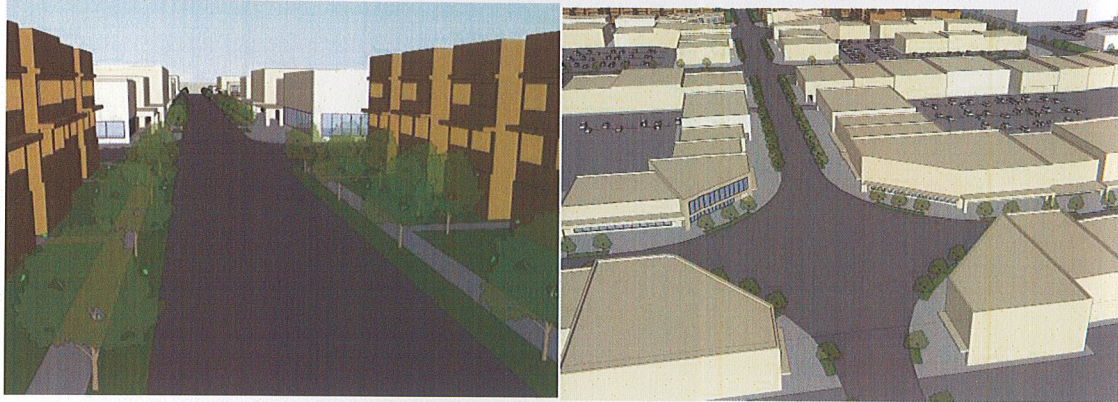


The *Community Center* land use category allows the most intense development in terms of Floor Area Ratio (FAR) and density, in Casa Grande. This land use encourages a mix of land uses and appropriate intensities that can reduce the need to travel by car. The intent of the built environment provides a variety of vertical and horizontal mixed uses with mobility geared toward pedestrian access and to create a more urban and less suburban type of development form.

An example of the Community Center form in Casa Grande is the downtown area. In the Downtown area, development is built to the setbacks, there are larger scale buildings grouped together, streets and public open spaces are designed to bring people together in a denser atmosphere but still trying to maintain a functional and inviting “sense of place”.

The Community Center land use category was created with the adoption of the General Plan 2020 as it did not previously exist. The Community Center land use category was expanded beyond the downtown area into the Florence Blvd. corridor up to I-10 and into the Pinal Ave. corridor up to Kortsen Rd. Staff assumes that this inclusion of a portion of the Florence Blvd. and Pinal Ave. corridors into the Community Center land use category was done so for the purpose of modifying, over time, the form that the future commercial development would take in these areas. Both the Commerce & Business and the Community Center land use categories allow similar types of commercial and service uses. The only real distinction between these two General Plan land use categories is the look of the development that they are trying to encourage. The Commerce & Business category allows commercial developments with standard suburban design characteristics that consist of buildings set back from the street with large expanses of parking lot located between the building and the street frontage. On the other hand the Community Center land use category attempts to create commercial development that has a different look and orientation. It encourages buildings to be pulled closer to the street and the parking to be placed primarily to the side or rear of the building. These types of design results in a streetscape where when you drive down the street the buildings themselves are the primary thing you notice versus parking lots. This design approach also makes it easier for pedestrians that are walking down the sidewalks to look into buildings and hopefully draw them in to purchase goods or services. Over time development of this nature will change the character and look of both the Community Center areas of both Florence Blvd. and Pinal Ave. to be more urban and less suburban.

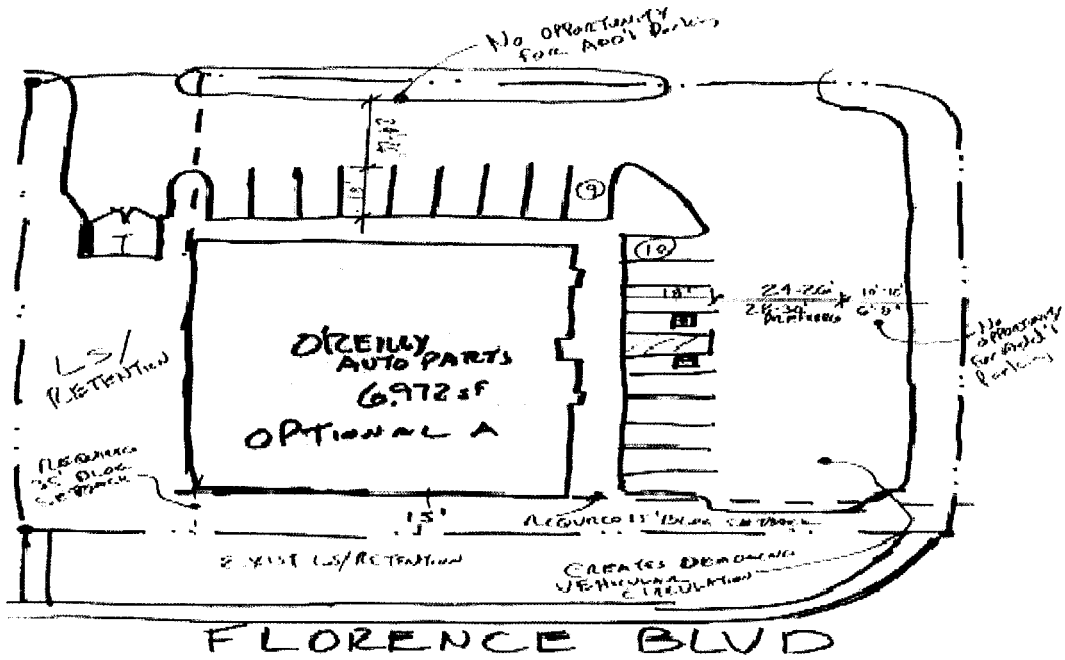
Community Center



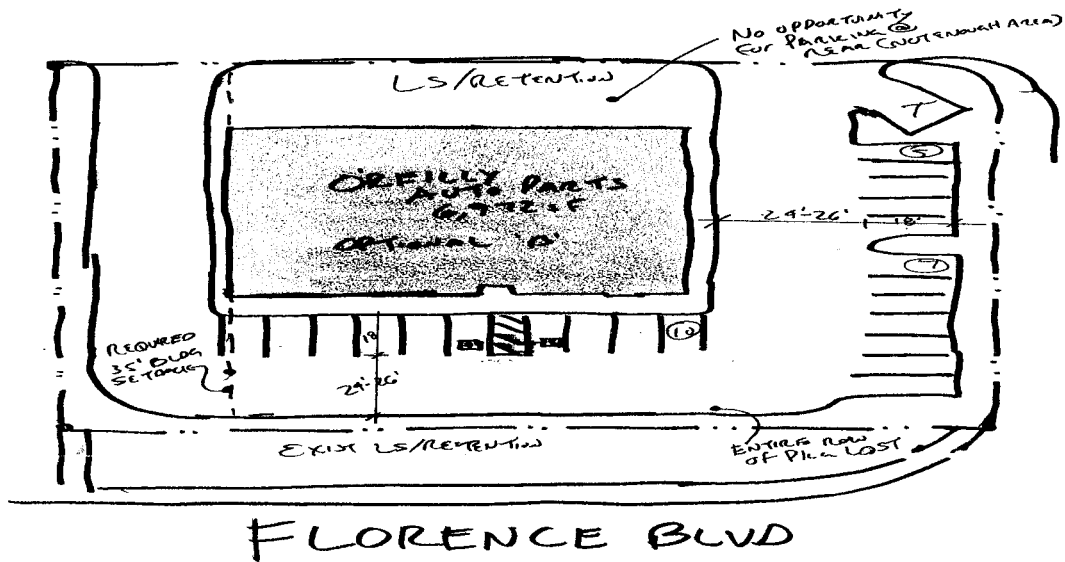
The site for the proposed O'Reilly's Auto Parts store is located adjacent to two developed sites: The Western Bank to the west and the Eegee's restaurant to the east. The Western Bank was constructed prior to the adoption of the General Plan 2010 and the creation of the Community Center land use category. However, both of these buildings meet the intent of the "Community Center" land use form as they are built closer to the street and have the parking behind or to the side of the building, or in the bank's layout there is one row of parking between the front of the building the street. In Eegee's case, which has been constructed since adoption of the General Plan 2020, it is only the drive-thru lane that has been placed between the building and the street. Due to the use of a porte-cochere over this drive-thru lane and a low-screening wall that complements the architecture of the building the drive-thru lane is really not visible from Florence Blvd. Due to these design treatments it appears that the Eegee's building is located adjacent to the Florence streetscape meeting the design intent of the Community Center land use category.

Staff discussed compliance with the Community Center land use design objectives with the applicant and how it can be achieved with this site with a fairly simple modification of their typical pro-typical site plan. However, the applicant has informed Staff that this type site design does not work with well with the nature of an O'Reilly store. Staff has provided the applicant site design modification suggestions that would allow them to fairly easily meet the design intent of the Community Center land use category but the applicant did not feel a building orientation that brought the building closer to the street and the parking to side would meet their needs.

Applicant's Conceptual Site Plans:

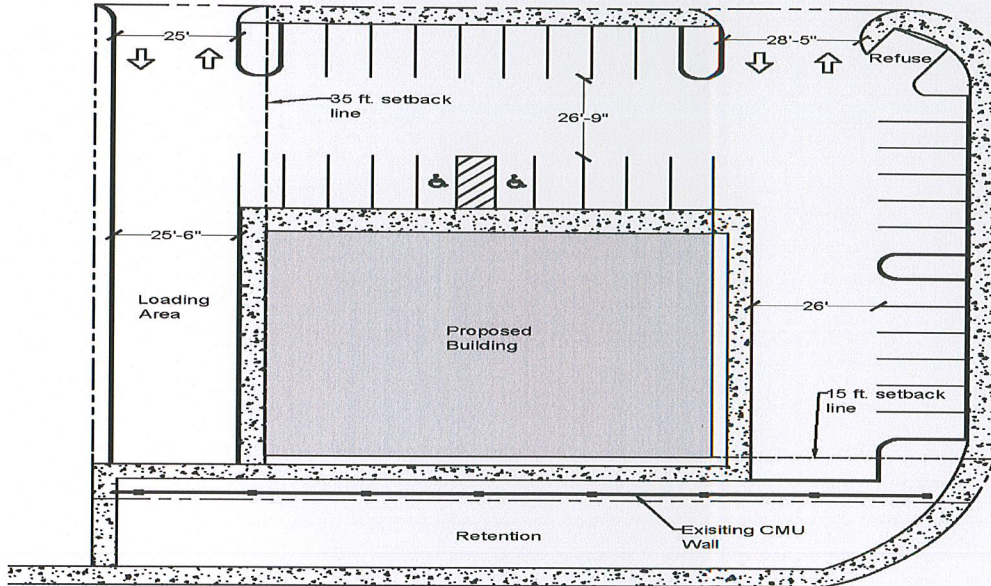


SITE PLAN PROVIDED IN SUBMITTAL PACKAGE
 PKG PROVIDED 35 SPACES



SITE PLAN PROVIDED IN SUBMITTAL PACKAGE
 PKG PROVIDED 35 SPACES
 OPTIONAL A 8
 PKG PROVIDED 22 SPACES
 TOTAL LOSS 13 SPACES

Staff's Conceptual Site Plan:

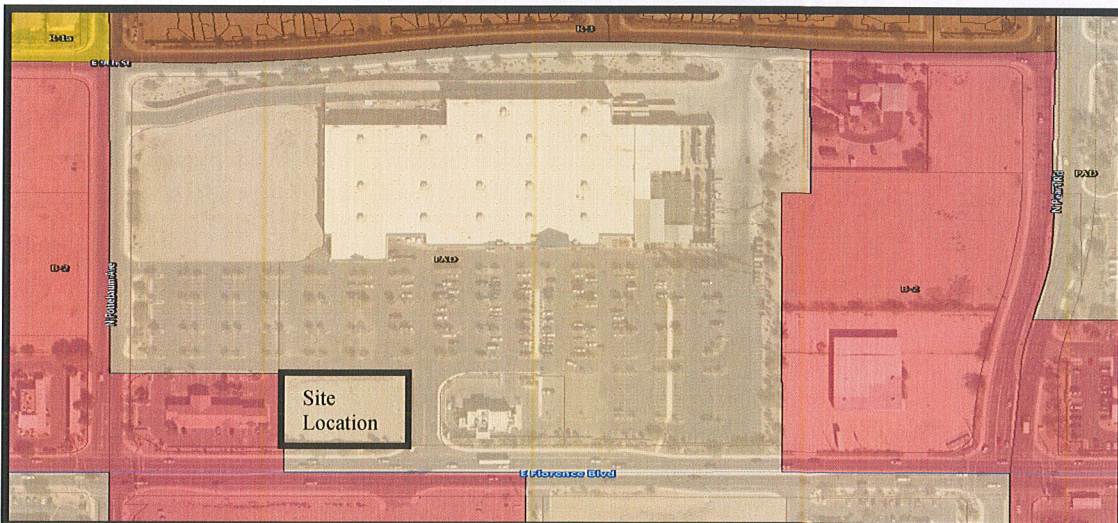


Florence Blvd.

Staff's site plan exceeds the 28 parking spaces required and meets the minimum requirements for drive aisle width (25'). As shown on the conceptual site plan the building was placed closer to the street and provides direct pedestrian access, which meets the spatial form and design of the Community Center land use criteria.

3) Conformance to the City's Zoning Ordinance

The site was zoned PAD (Planned Area Development) in 2005. Based on the Lowe's PAD zoning guide for the site, the proposed auto parts store is a permitted land use.



4) The impact of the plan on the existing and anticipated traffic and parking conditions & pedestrian and vehicular ingress and egress

Direct access to the site is from Florence Boulevard, a principal arterial. According to the Traffic Impact Study, dated April 23, 2014, submitted by Lee Engineering, inbound and outbound site traffic from Florence Boulevard or Pottebaum Avenue during peak hour conditions can be completed in a satisfactory manner.

The proposed development is expected to generate 8 inbound trips and 7 outbound trips during the AM peak period and 20 inbound trips and 22 outbound trips during the PM peak period. The level of service for the main access intersection (driveway at Florence Boulevard) will operate at LOS B or better during peak hour conditions. No improvements to existing roadway conditions are warranted for the proposed project.

Parking requirements for the site are based on the code requirement of one space per 250 square feet of floor area. Based on this calculation the building is 6,972 square feet and the required number of parking spaces is 28 spaces. The applicant is providing 35 parking spaces which exceed the minimum requirements.

Truck deliveries to the site would enter the existing Lowe's drive aisle off of Florence Boulevard. Larger vehicles are anticipated to maneuver with the Lowe's parking area and back into the subject site using the east access for loading and unloading. It is recommended that deliveries be limited during business hours to avoid conflicts with customers entering and exiting the site. Smaller delivery vehicles are not anticipated to require backing maneuvers and can occur during all hours.

The site will have pedestrian connectivity with the proposed sidewalk extension from Florence Boulevard extending north into the site. The proposed sidewalk is six feet wide and can be accessed through the existing gate of the perimeter fence. The site will also provide a bike rack located on the south side of the building. This design feature is about the only aspect of the project that meets the objectives of the Community Center land use category.

5) The adequacy of the plan with respect to land use;

N/A

6) Building location, height & Building Elevations;

The proposed auto parts store is located on the northern portion of the site. The building is single story, approximately 23 feet in height and 6,972 square feet in size (See Exhibit C - Elevations).

The majority of the building's exterior will be a combination of stucco finish over cmu block integrated with stone veneer and cornice molding architectural elements. The main entrance is located at the south side of the building and incorporates a window storefront framed by a metal canopy. The east elevation will be built with an overhead door for the deliveries. The proposed architecture of the building is in conformance with the Lowe's PAD guide.

Based on the general plan land use discussion, Staff believes that the building elevations can be re-designed to meet the Community Center land use form with the building placed closer to the street (Florence Boulevard).

7) Landscaping:

The preliminary landscaping plan for the site (See Exhibit B – Preliminary Landscape Plan) indicates that the site is generally in compliance with the landscape code. The landscaping along the perimeter of the site was established with the Lowe's Shopping Center; therefore the remaining landscaping to be installed will be on-site. The specific breakdown of the calculations will be provided with a final landscape plan at the time of building permit submittal.

8) Lighting:

There are two existing street lights located in the landscaped area on the eastern edge of the site. On-site site lighting is proposed with two 24' foot high light poles. The proposed lighting will be located in the landscaped islands of the parking lot. The proposed building will incorporate attached decorative lighting to complement the building's exterior and provide lighting for security measures.

All lighting is designed with full-cutoff fixtures and complies with the provisions of City Code section 15.48.050.

9) Provisions for utilities:

According to the water report dated April 24, 2014 and prepared by HILGARTWILSON, there is an existing 12-inch water main along Florence Boulevard. A second 12-inch water main is connected to water along Florence Boulevard and runs parallel to the eastern property boundary. The connection point between the two 12-in water mains is located near the southeast corner of the property.

According to the wastewater report dated April 24, 2104 and prepared by

HILGARTWILSON, an existing sewer stub is connected to a manhole located along the northern property boundary. The manhole is connected to an existing 8-inch sewer main that provides service to the surrounding commercial site. The project is proposing a 6-inch sewer line that will connect to the 8-inch line and there is adequate sewer capacity.

In regards to Fire Protection, there are two existing fire hydrants located near the northeast and southeast corners of the property.

10) Site drainage & Grading;

According to the drainage report dated June 13, 2014, prepared by HILGARTWILSON, runoff generated by the proposed development will be captured by storm drain inlets and conveyed into a proposed 10 foot diameter underground storage pipe.

The historic flow patterns in and around the project will be maintained. The project will not be affected by any significant sources of offsite flows.

11) Open space;

See landscaping section of the Major Site Plan/Final Development Plan.

12) Loading and unloading areas;

N/A.

13) Signage;

Signage requires a separate permit and shall be subject to the sign requirements of the zoning approval in 2005.

14) Screening;

A 3 foot screen wall exists along the south side of the site (Florence Boulevard frontage) and screens the proposed parking lot from the adjacent street.

15) Setbacks;

The setbacks for the site were established with the recordation of the Lowe's final plat. Two setbacks were created for the south and west sides of the property:

- West (side) 35'
- South (front) 15'

- 3) A notice was posted by the applicant on the subject site on July 15, 2014. An affidavit confirming this posting was also supplied by the applicant.

Inquiries/Comments

Staff has not received any public comments on this request.

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| STAFF RECOMMENDATION |
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Staff recommends the Commission deny the Major Site Plan/Final Development Plan (DSA-14-00044) for O'Reilly Auto Parts due to the following requirement not being met:

1. The proposal is not in conformance with the design intent of the Community Center land use category of the General Plan 2020.

Exhibits:

Exhibit A – Site Plan
Exhibit B – Preliminary Landscape Plan
Exhibit C – Elevations

Exhibit A – Site Plan

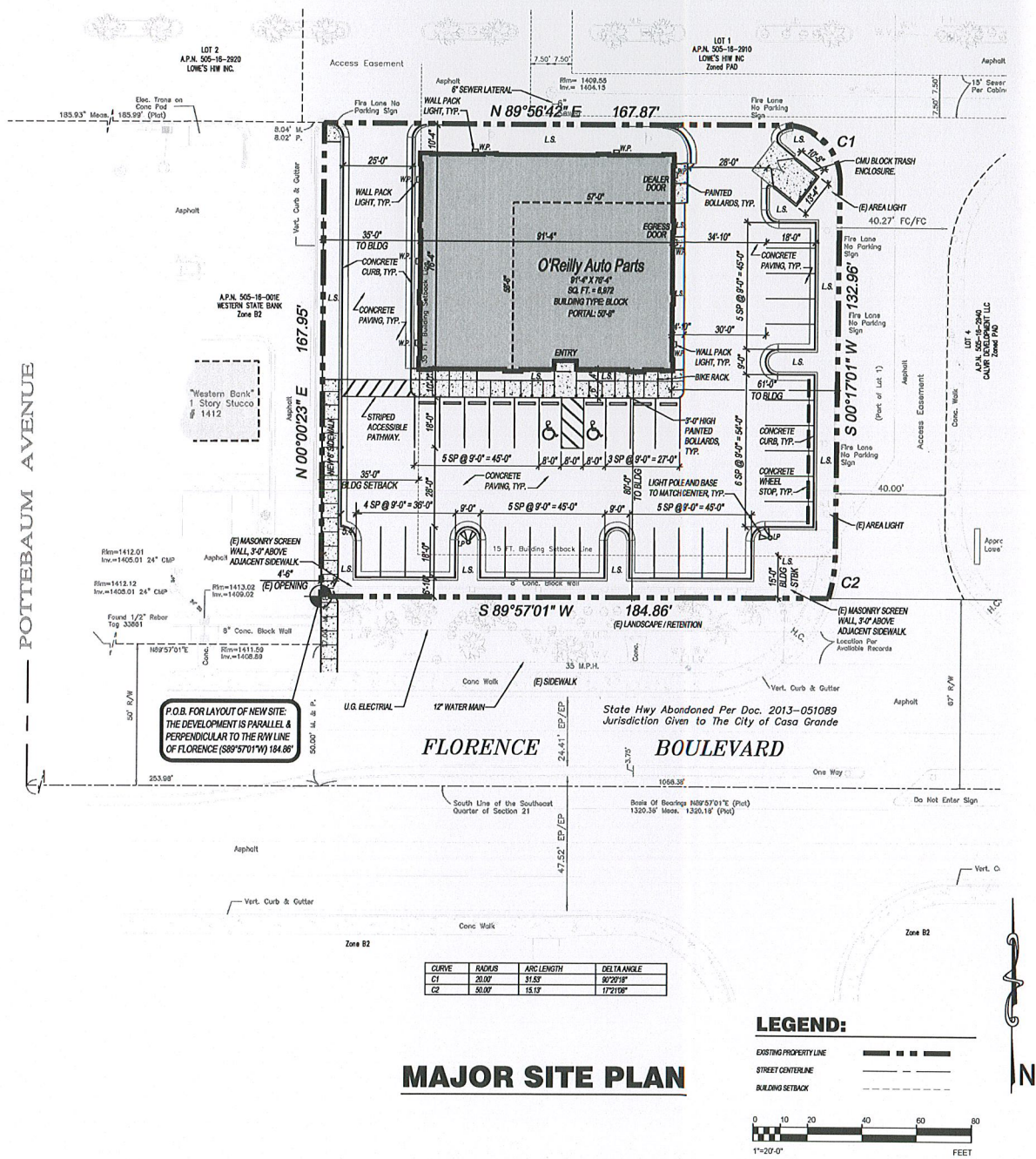


Exhibit B – Preliminary Landscape Plan

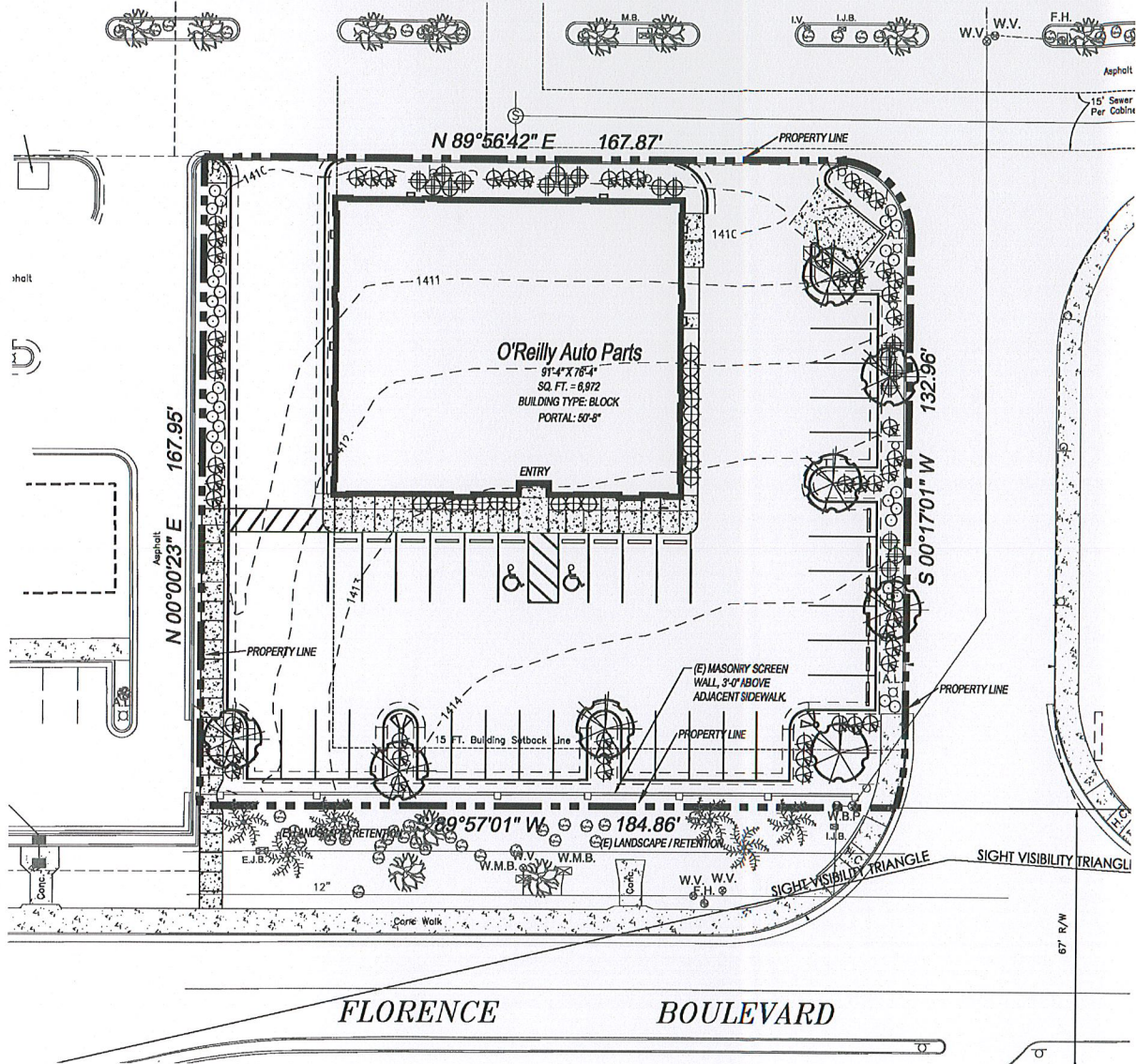


Exhibit C – Elevations

